

Early Design Guidance Meeting #1

April 12, 2005



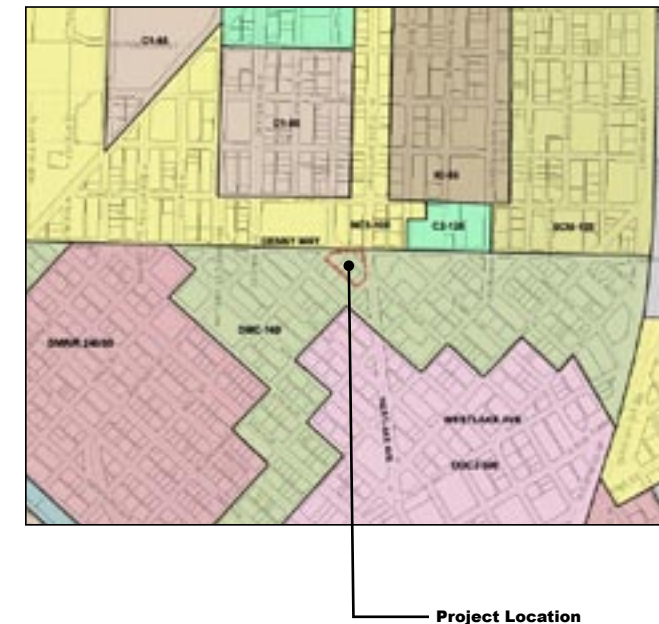
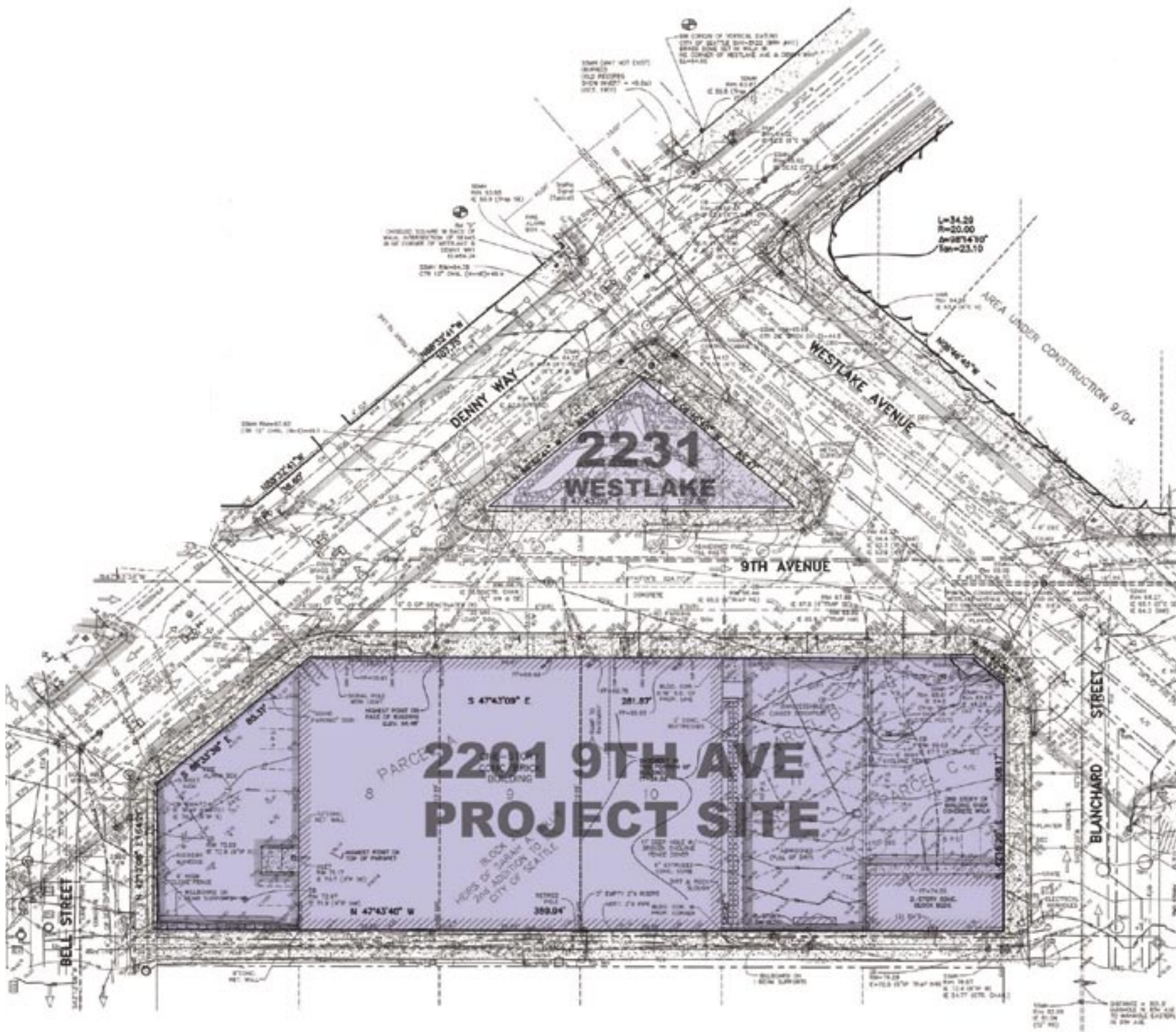
2201 9th Avenue - Early Design Guidance #1
DPD Project Number 2409278
Callison Project Number 204469.00
April 12, 2005



**Development Objectives:
2201 Ninth Avenue and 2231 Westlake Avenue
Summary for Early Design Guidance Submittal
March 1, 2005**

The 2201 Ninth Avenue and 2231 Westlake Avenue projects are being designed simultaneously and with the intention of their working in concert to further the development objectives summarized briefly below. Goals include:

- 1) To create a vibrant mixed-use development including residential, office, and retail/restaurant uses, supported by underground parking;
- 2) To achieve a high level of aesthetic presence, sustainability, energy efficiency, healthy and comfortable living and working spaces;
- 3) To enhance the surrounding neighborhood (together with other projects planned or underway in the Denny/Westlake area....and to capitalize on the dual “gateway” aspect of this corner (to South Lake Union, and to Downtown));
- 4) To integrate the planning concepts of the Blue Ring, Streetcar, and Green Streets programs with the project and enhance the vehicular flow and pedestrian experience.



DMC-160

Heights

The base height limit for DMC-160 is 160'. Up to 208' height in the Denny Triangle zone (23.49.008.A.6) can be attained via TDC credits (23.49.041)

15' above maximum height is allowed for stair and elevator penthouses and mechanical equipment/ screening.

Legal Description

Parcel A Description:
Lots 7, 8, 9, and 10 in block 23 of the second addition to the town of Seattle, as laid off by the heirs of Sarah A. Bell, deceased, (Commonly know as heirs of Sarah A. Bell's 2nd addition to the city of Seattle), as per plat recorded in volume 1 of plats, page 121, records of King County Auditor; situate in the city of Seattle, county of King, state of Washington.

Title Report Reference:
This survey for the above described "Parcel A" was conducted according to the above description, furnished by Transnation Title Insurance Company, commitment no. 800-10038007, dated May 31, 2002. The easements shown or noted hereon relate to this commitment.

Note: Easements created or rescinded after this date are not shown or noted hereon.

Parcel B Description:
Lot 11, block 23 plat of the second addition to the town of Seattle, as laid off by the heirs of Sarah A. Bell, deceased, according to the plat thereof recorded in volume 1 of plats, page 121, in King County, Washington.

Title Report Reference:
This survey for the above described "Parcel B" was conducted according to the above description, furnished by Pacific Northwest Title Insurance Company, commitment no. 383757, dated June 2, 1999. The easements shown or noted hereon relate to this commitment.

Note: Easements created or rescinded after this date are not shown or noted hereon.

Parcel C Description:
Lot 12, block 23, plat of the second addition to the town of Seattle, as laid off by the heirs of Sarah A. Bell, deceased, according to the plat thereof recorded in volume 1 of plats, page 121, records of King County, Washington; Except that portion thereof condemned for Westlake Boulevard as provided for by ordinance no. 7733 of the city of Seattle. Situate in the county of King, state of Washington.

Title Report Reference:
This survey for the above described "Parcel C" was conducted according to the above description, furnished by First American Title Insurance Company, commitment no. 227451-5, dated April 14, 1992. The easements shown or noted hereon relate to this commitment.

Note: Easements created or rescinded after this date are not shown or noted hereon.

Area Zoning

Site Area

41,335 sf

Development Restrictions

Permitted FAR

•Base FAR:

5 x 41,335 = 206,675

•With Public Benefit Features and TDC's

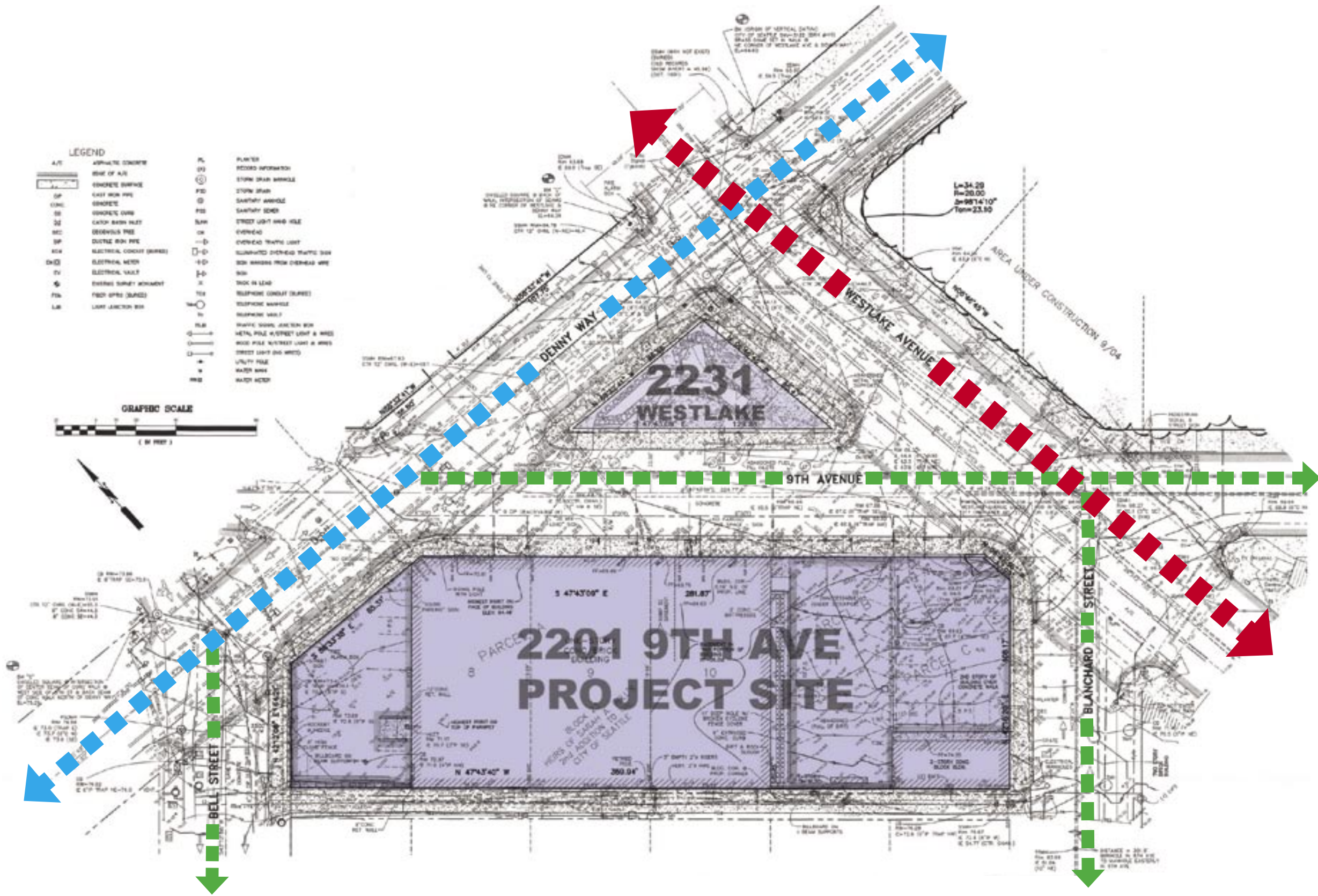
7 x 41,335 = 289,345

Total FAR Allowable

289,345

Exemptions from FAR Calculations

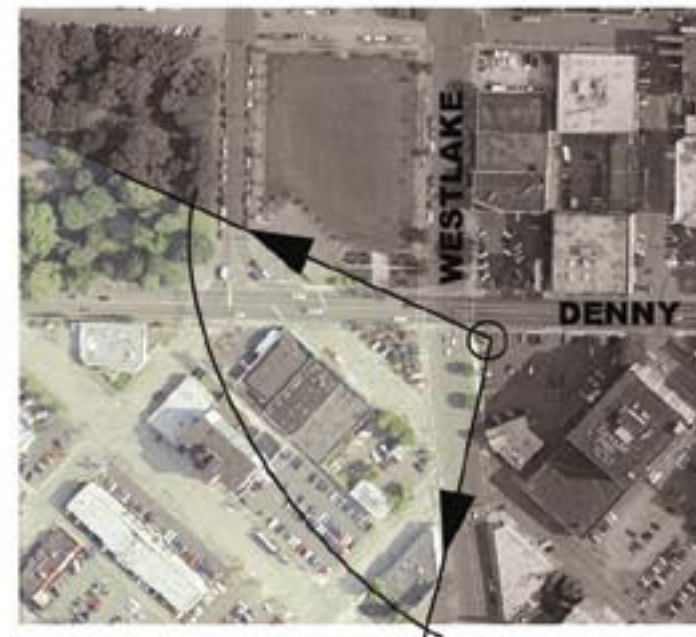
- All Floor areas below grade.
- Short-term parking above grade.
- Floor area of public benefit features.
- All residential uses.
- All first floor retail.
- 3-1/2% of gross floor area for mechanical.



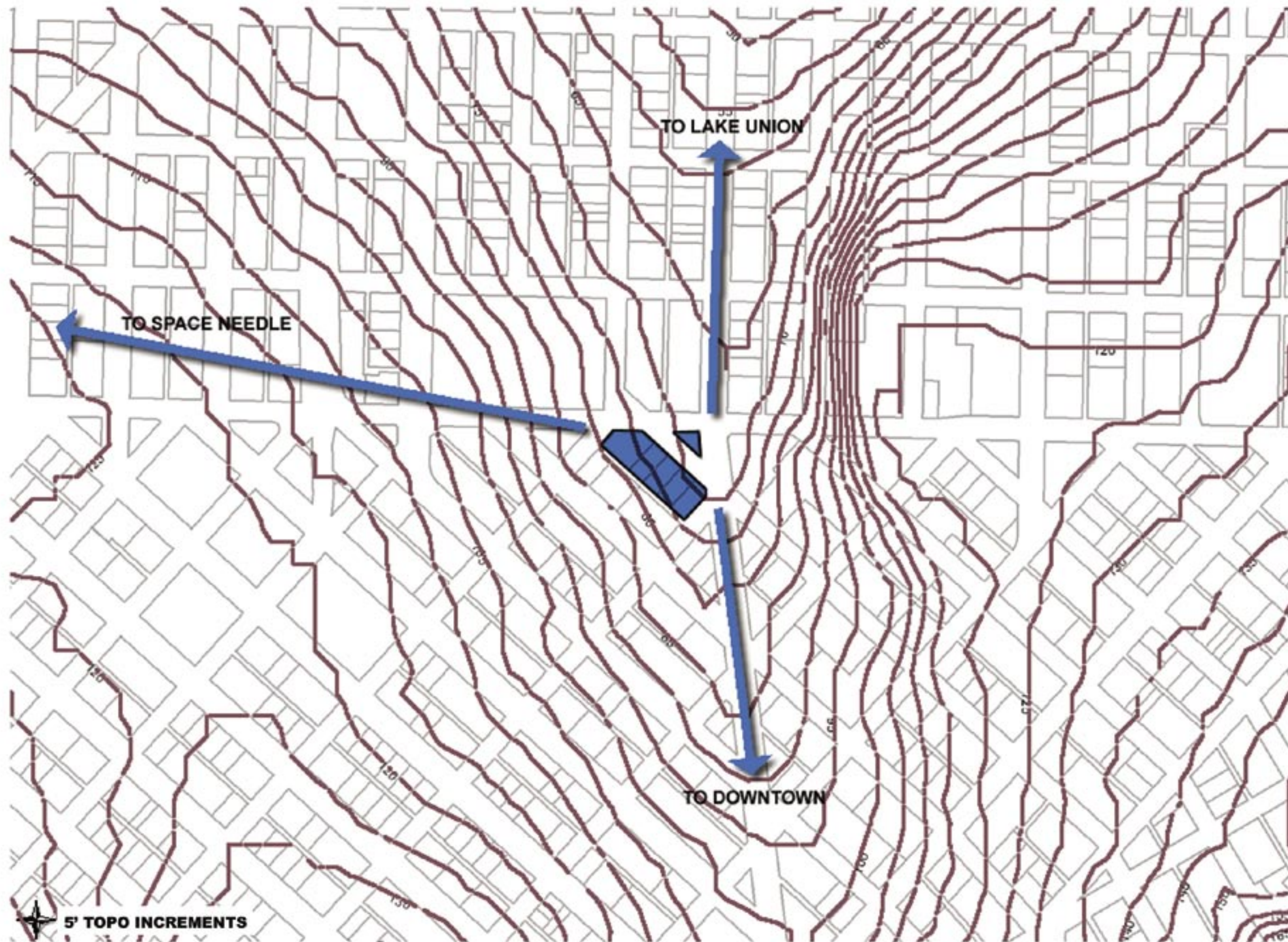
- Westlake Avenue -**
Class I pedestrian street/ principle arterial
- Denny Way -**
Class II pedestrian street/ principle arterial
- Blanchard, Bell, and 9th Ave. -**
Green Streets

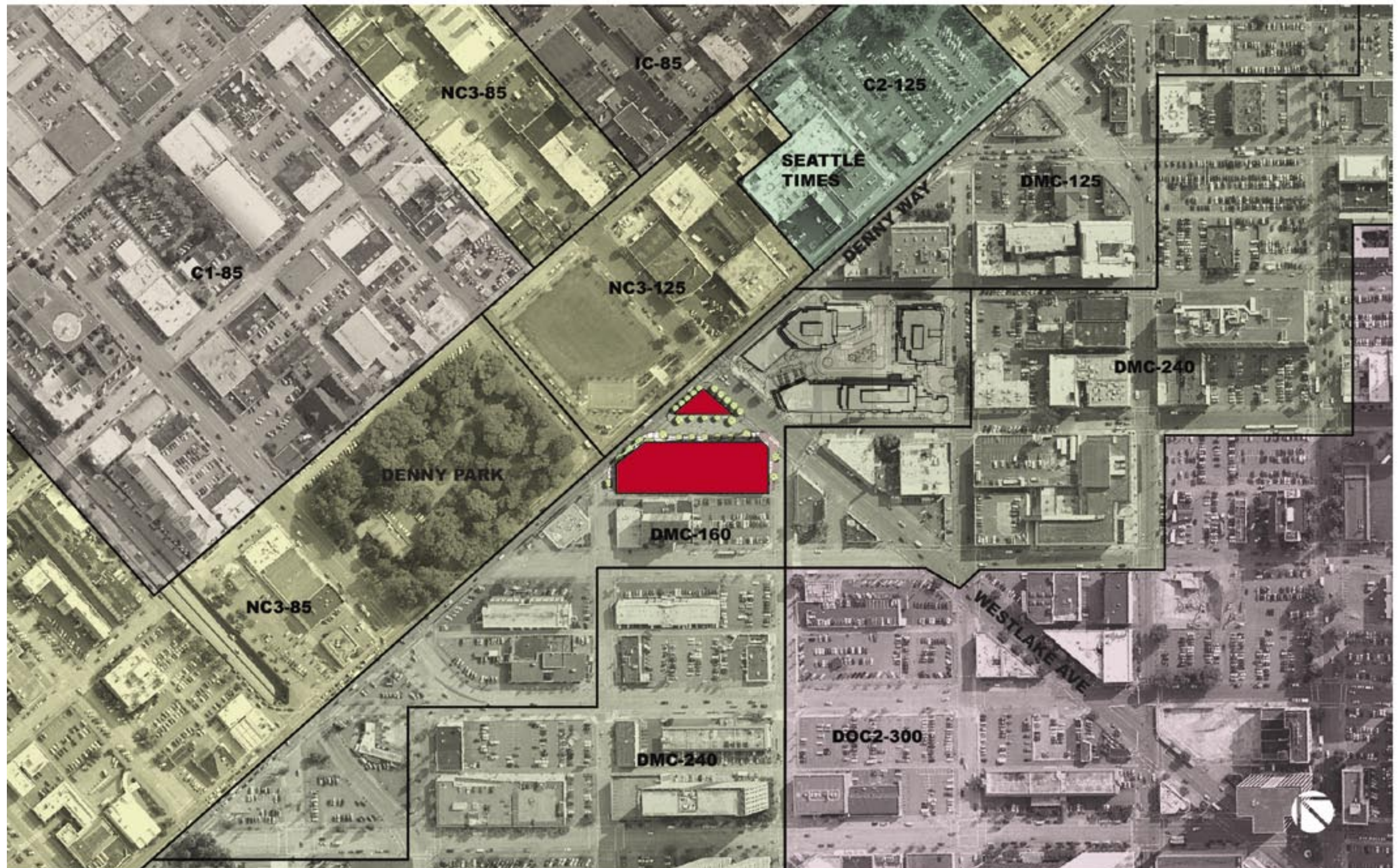






N
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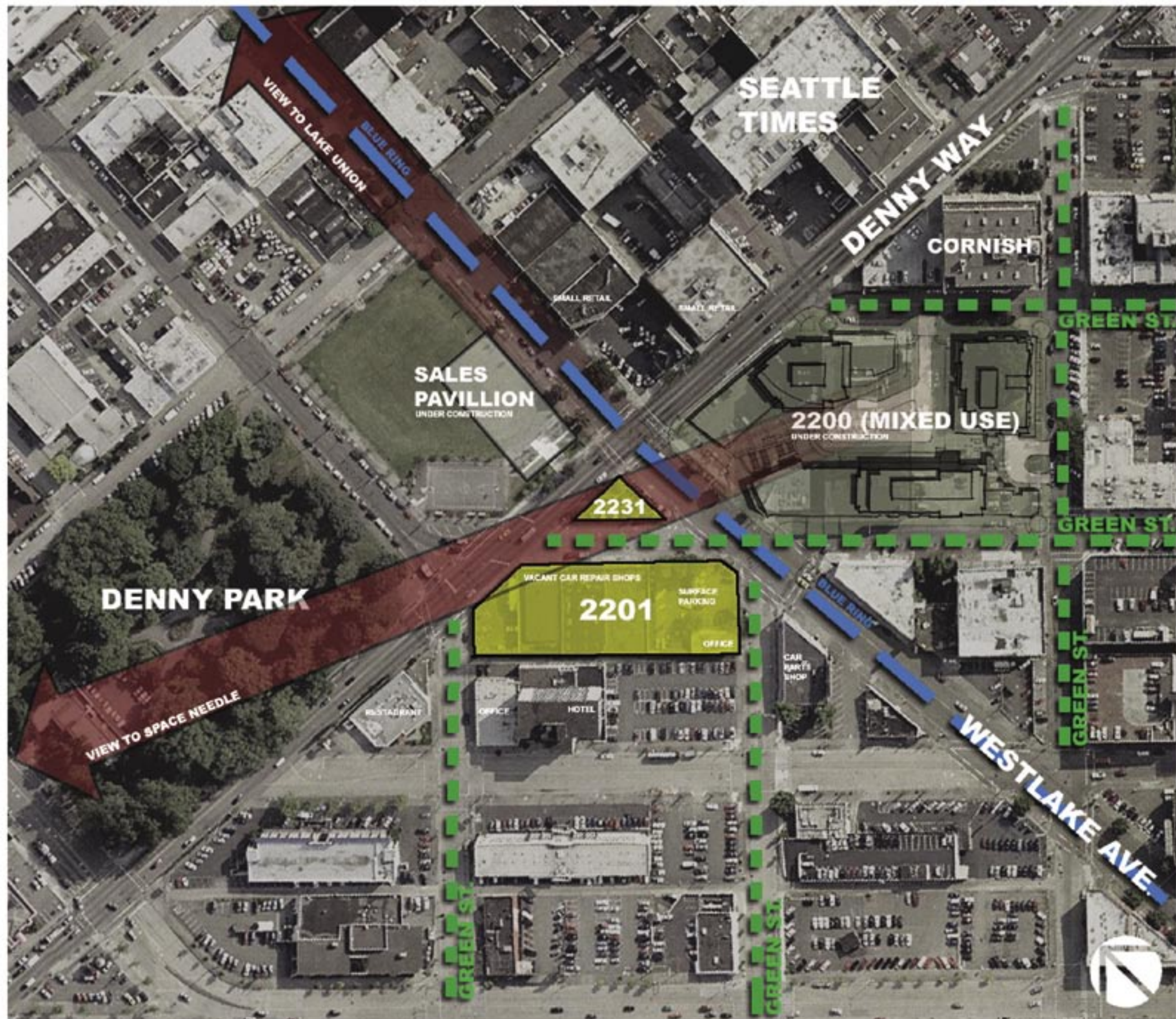




Existing



**Proposed
(Including 2200 Westlake)**

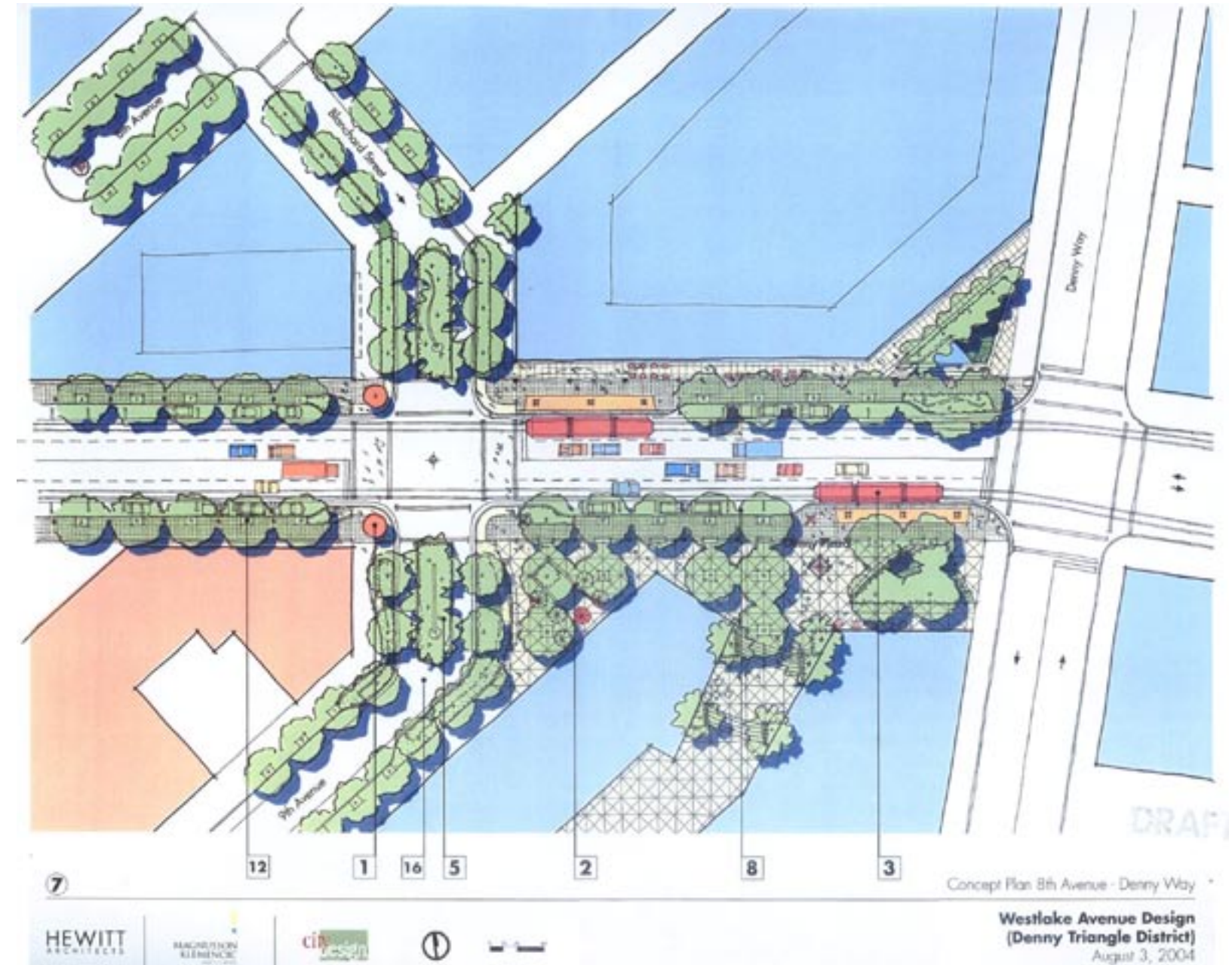


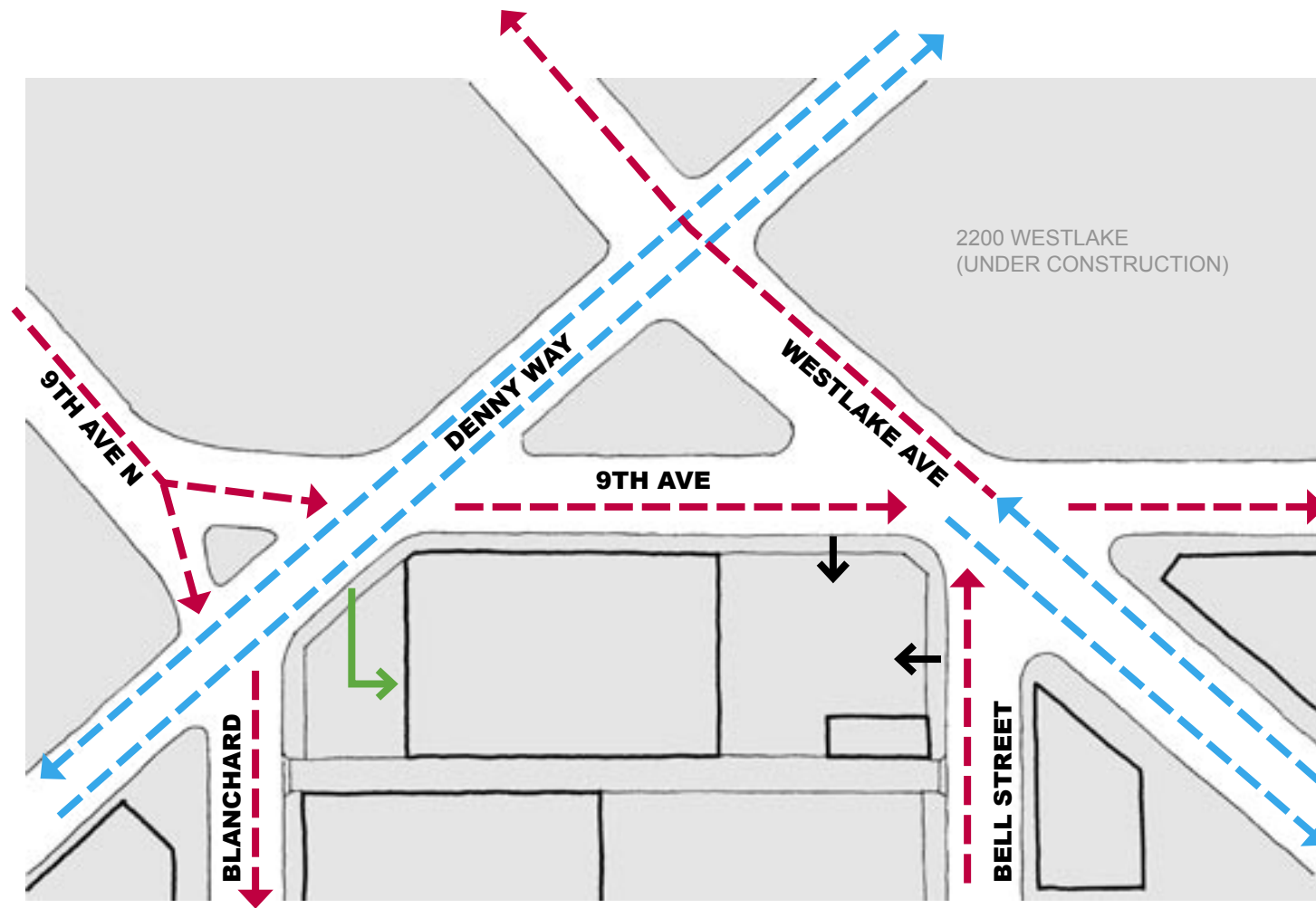
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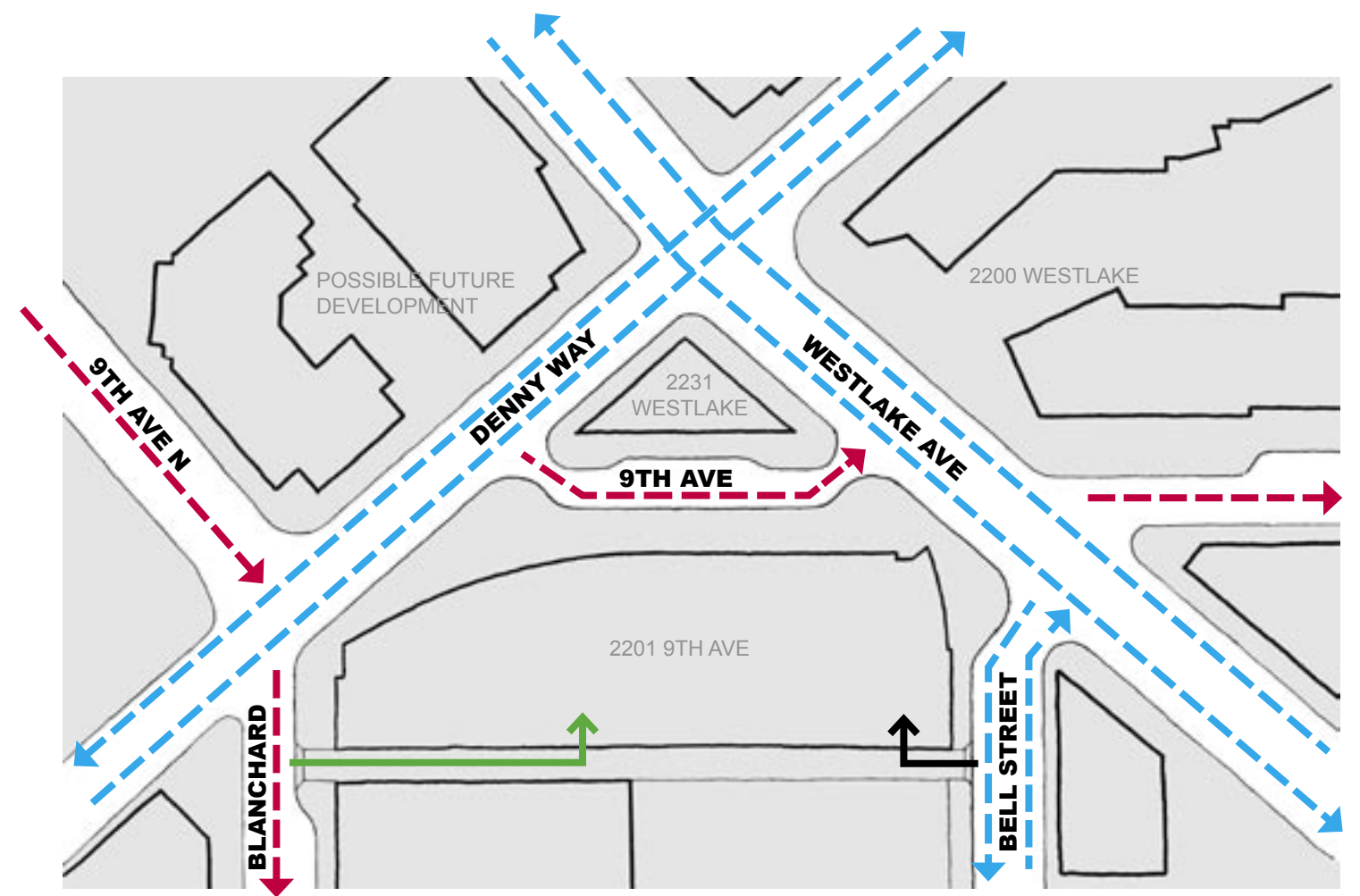
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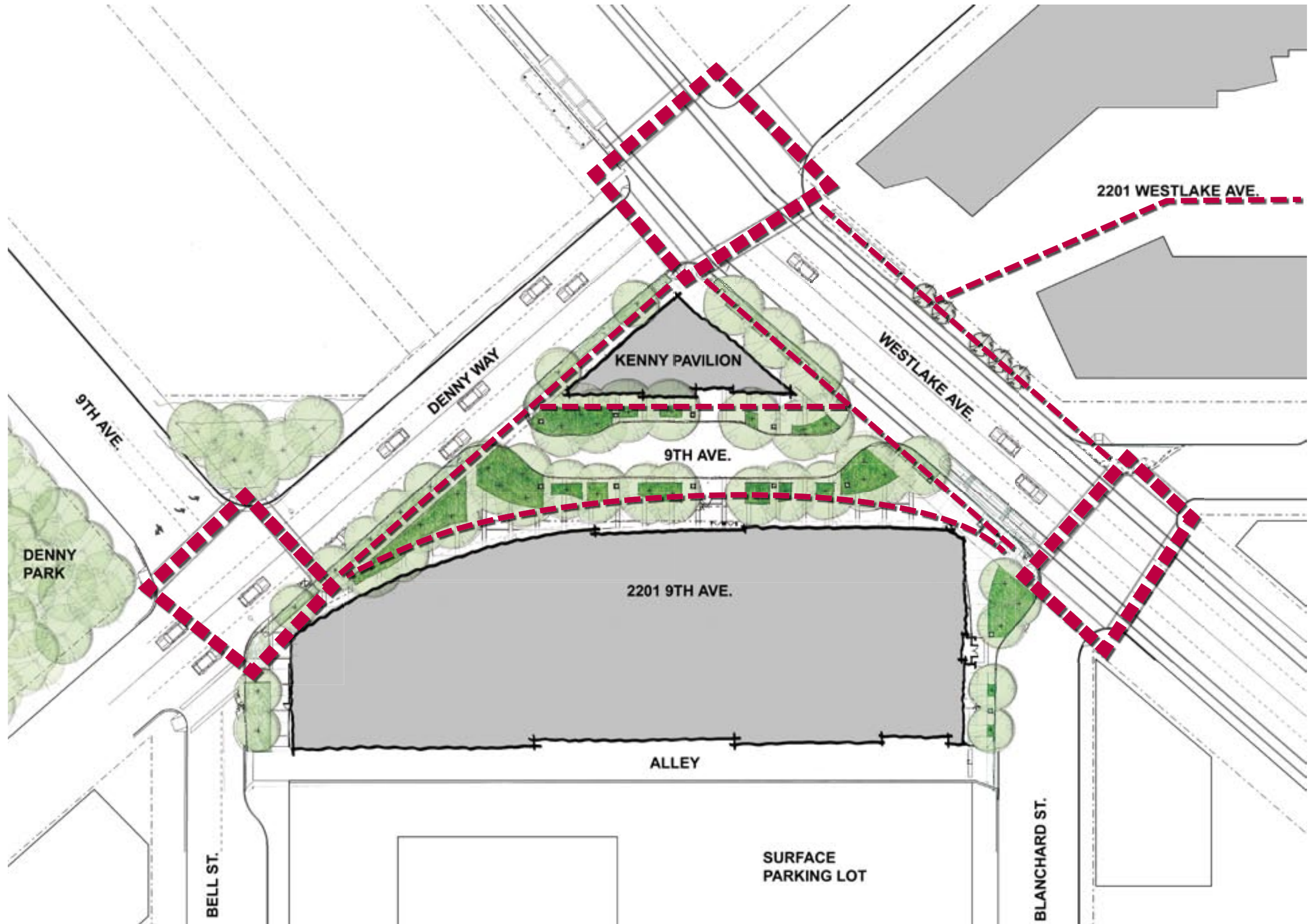
Before



After

Legend

-  **Two Way Traffic**
-  **One Way Traffic**
-  **Loading Access**
-  **Parking Access**



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1



10



2



9



3



8



WESTLAKE AVENUE
DENNY WAY
BELL ST.
BLANCHARD ST.
8TH AVE.



4



7



5



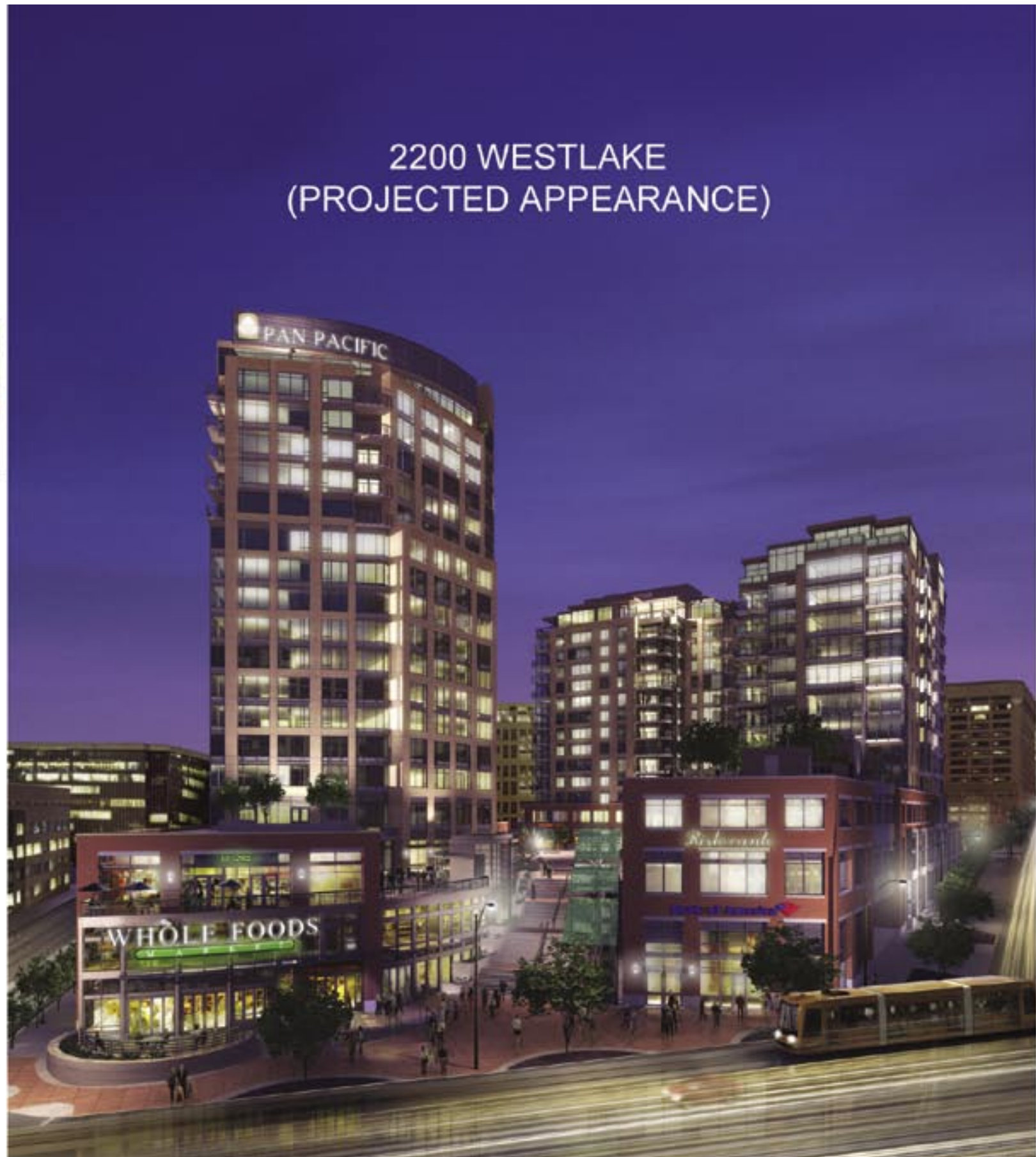
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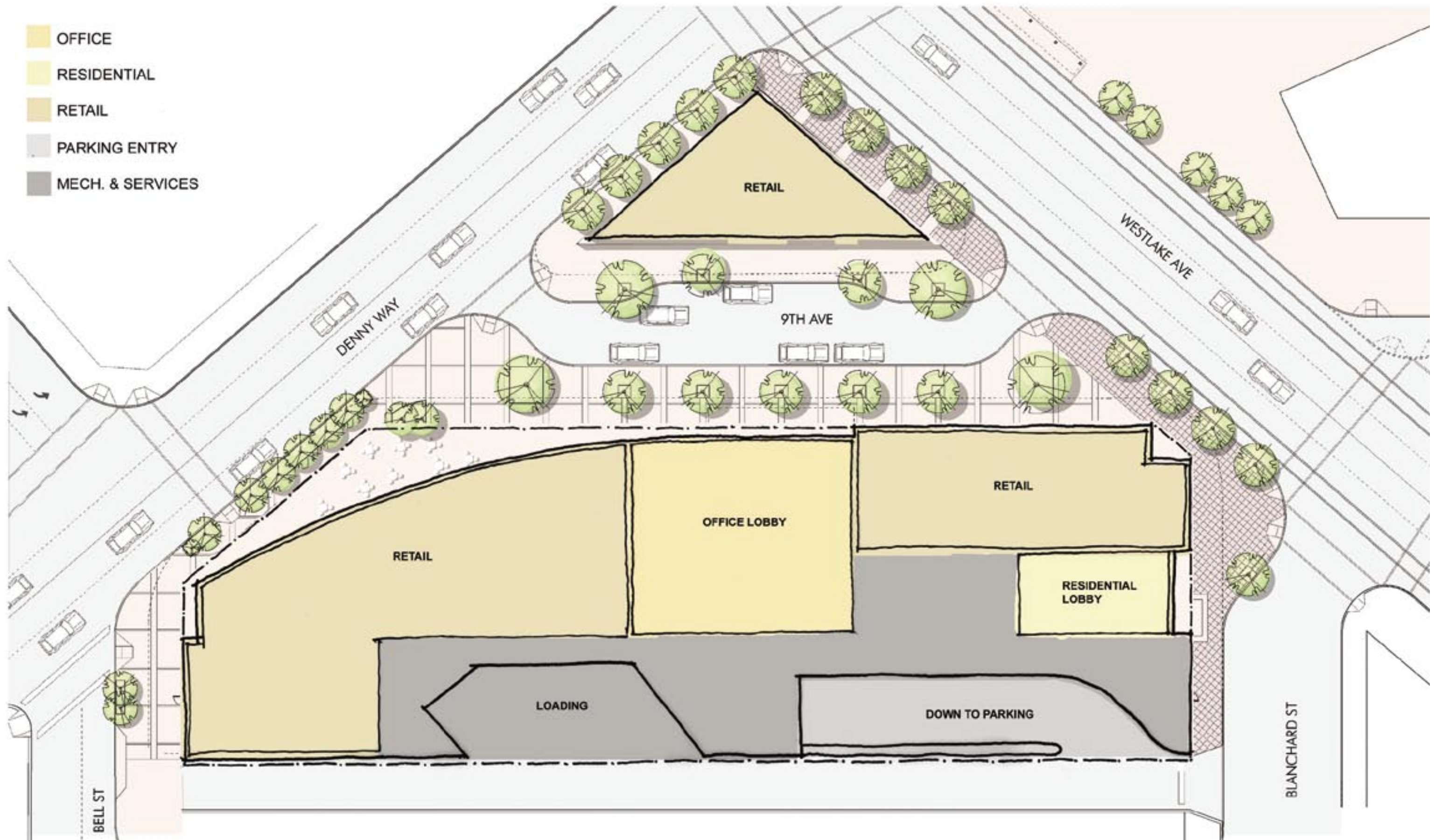


2200 WESTLAKE (UNDER CONSTRUCTION)

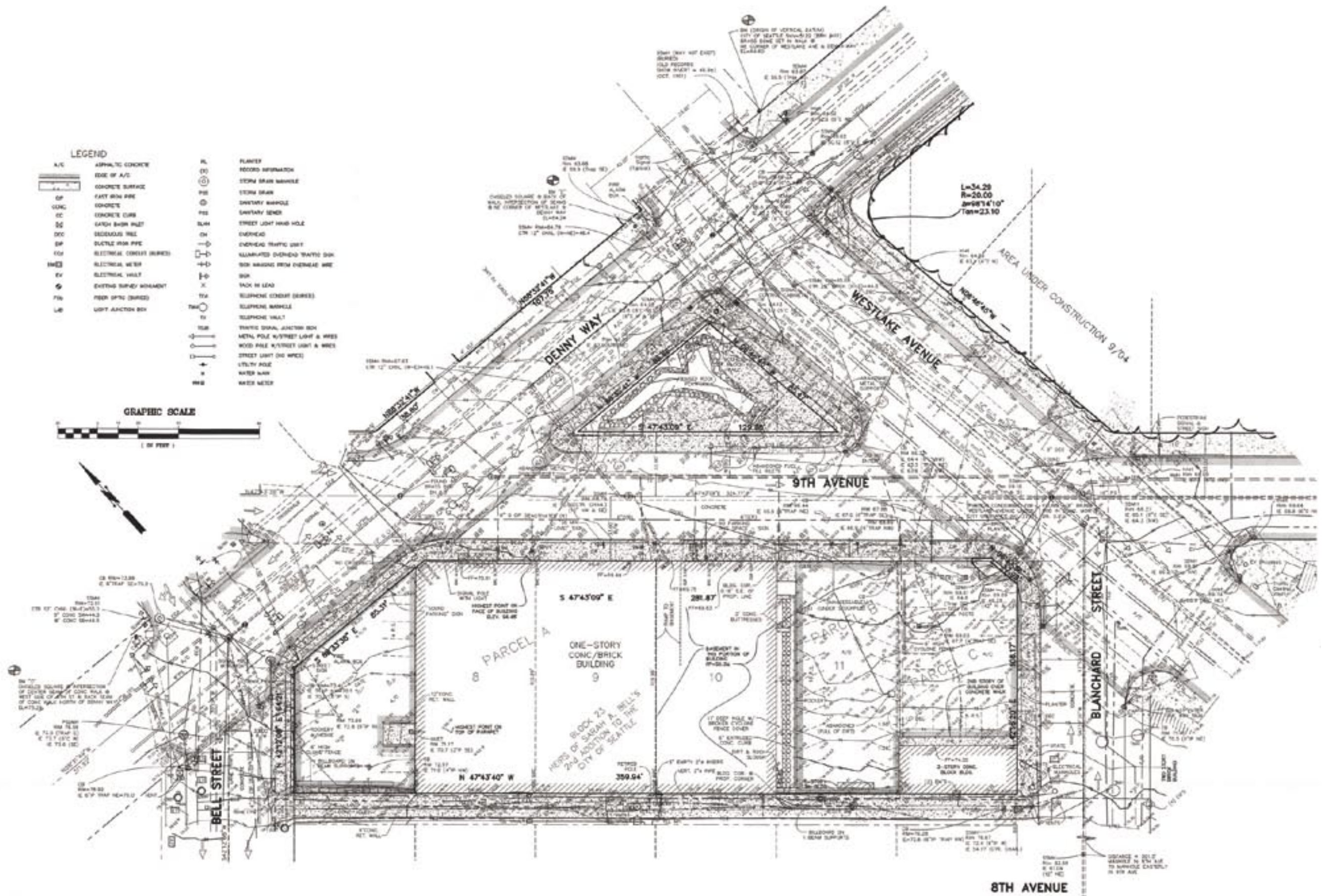


2200 WESTLAKE (PROJECTED APPEARANCE)

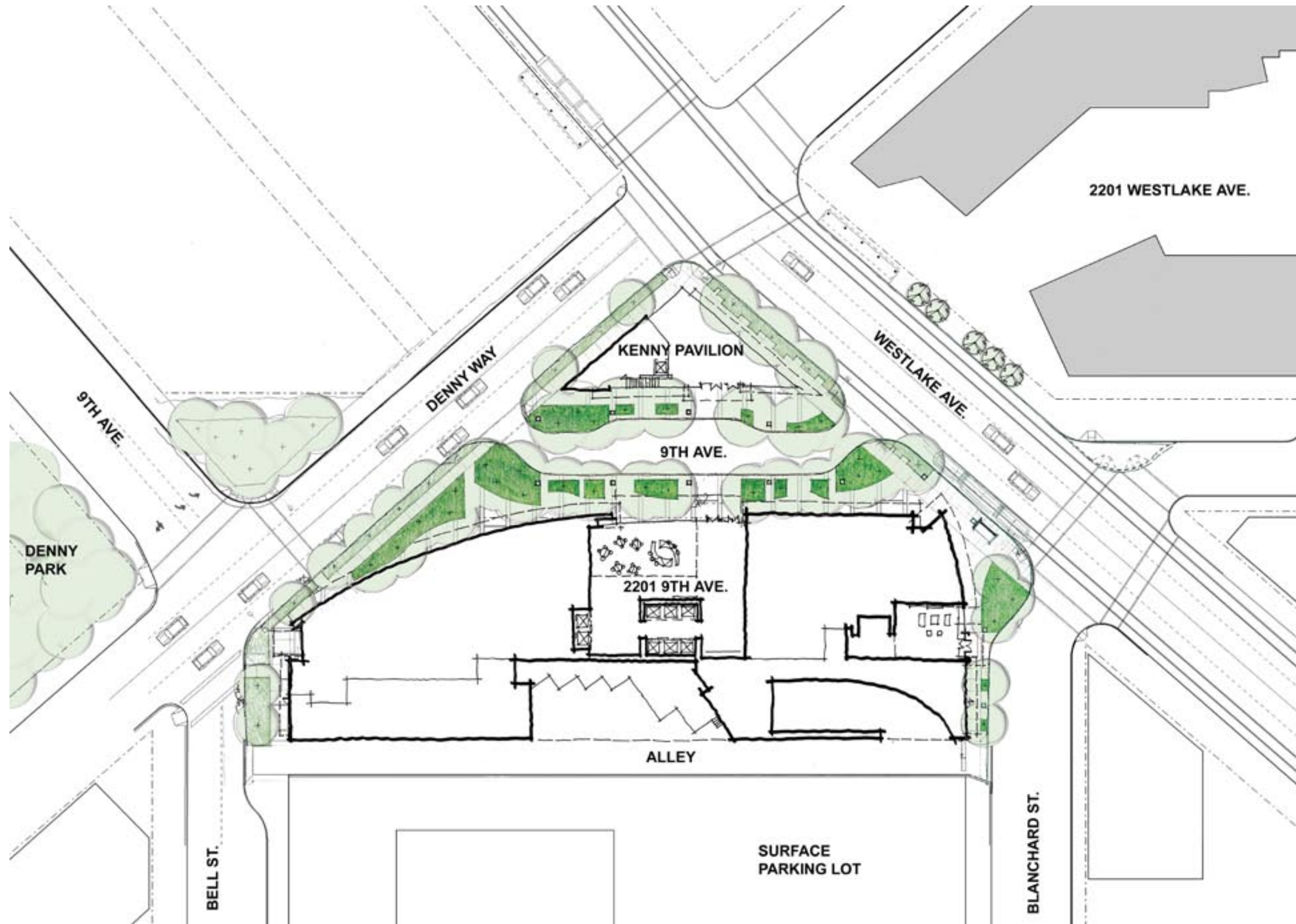




LEGEND			
A/C	ASPHALTIC CONCRETE	RL	PLASTER
—	EDGE OF A/C	(R)	RECORD INFORMATION
—	CONCRETE SURFACE	PS	STORM DRAIN MANHOLE
OP	CAST IRON PIPE	PS	STORM DRAIN
CC	CONCRETE	PS	SANITARY MANHOLE
CC	CONCRETE CURB	PS	SANITARY SENDER
SC	CATCH BASIN INLET	SLM	STREET LIGHT MOUNT HOLE
SC	SEWERAGE INLET	OH	OVERHEAD
SP	ELECTRIC IRON PIPE	—	OVERHEAD TRAFFIC LIGHT
EX	ELECTRICAL CABLES (BUNDLES)	—	ILLUMINATED OVERHEAD TRAFFIC SIGN
EW	ELECTRICAL WIRE	—	BOX MOUNTING FROM OVERHEAD WIRE
EV	ELECTRICAL VAULT	—	BOX
—	EXISTING SURVEY MONUMENT	X	TACK IN LEAD
FW	FEED OFF (BUNDLES)	—	TELEPHONE CORDANT (BUNDLES)
LB	LIGHT JUNCTION BOX	—	TELEPHONE MANHOLE
		—	TELEPHONE VAULT
		—	TRAFFIC SIGNAL JUNCTION BOX
		—	METAL POLE W/ STREET LIGHT & WIRE
		—	WOOD POLE W/ STREET LIGHT & WIRE
		—	STREET LIGHT (NO WIRE)
		—	UTILITY POLE
		—	WATER MAIN
		—	WATER METER







First Floor Plan

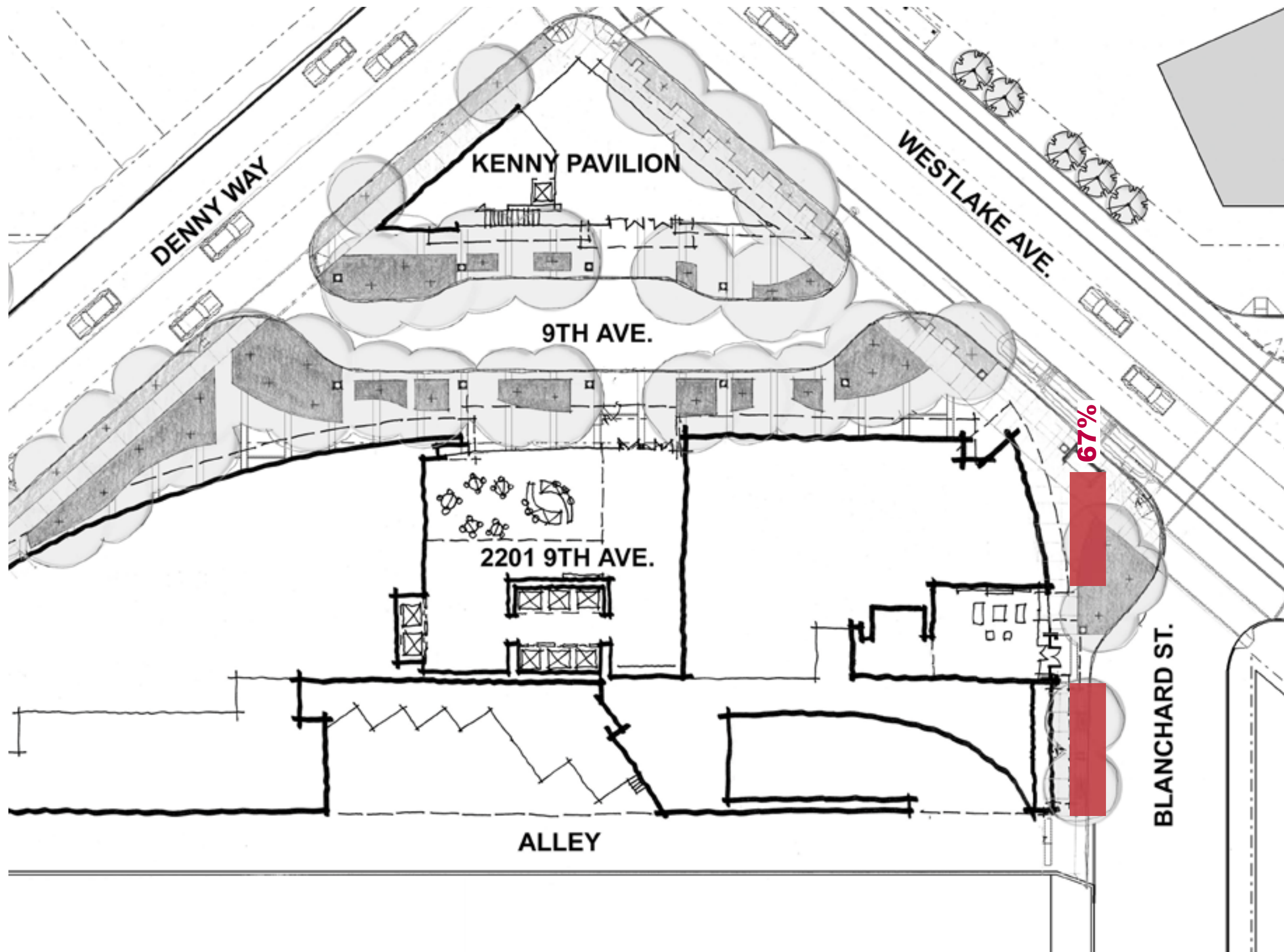
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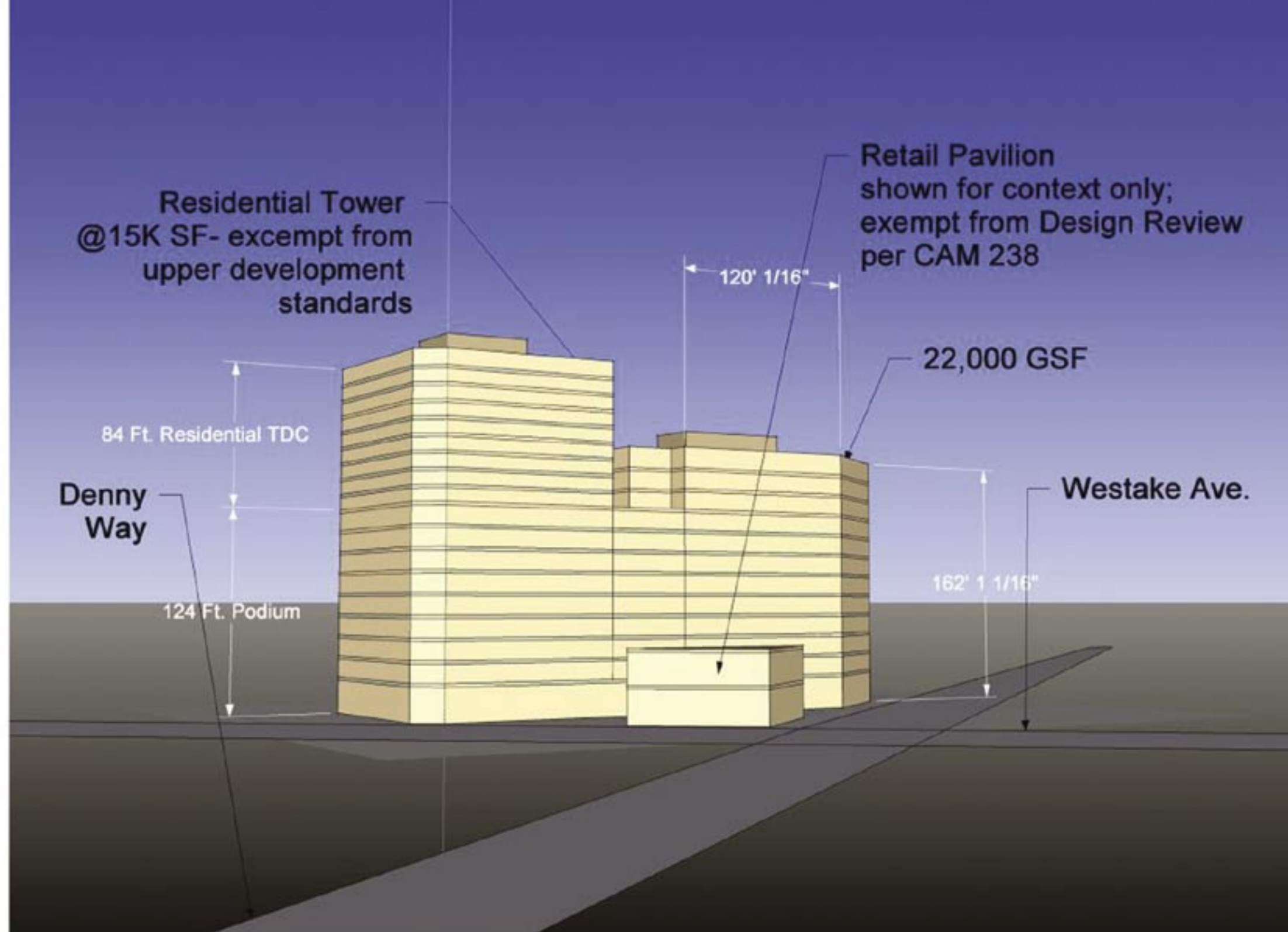
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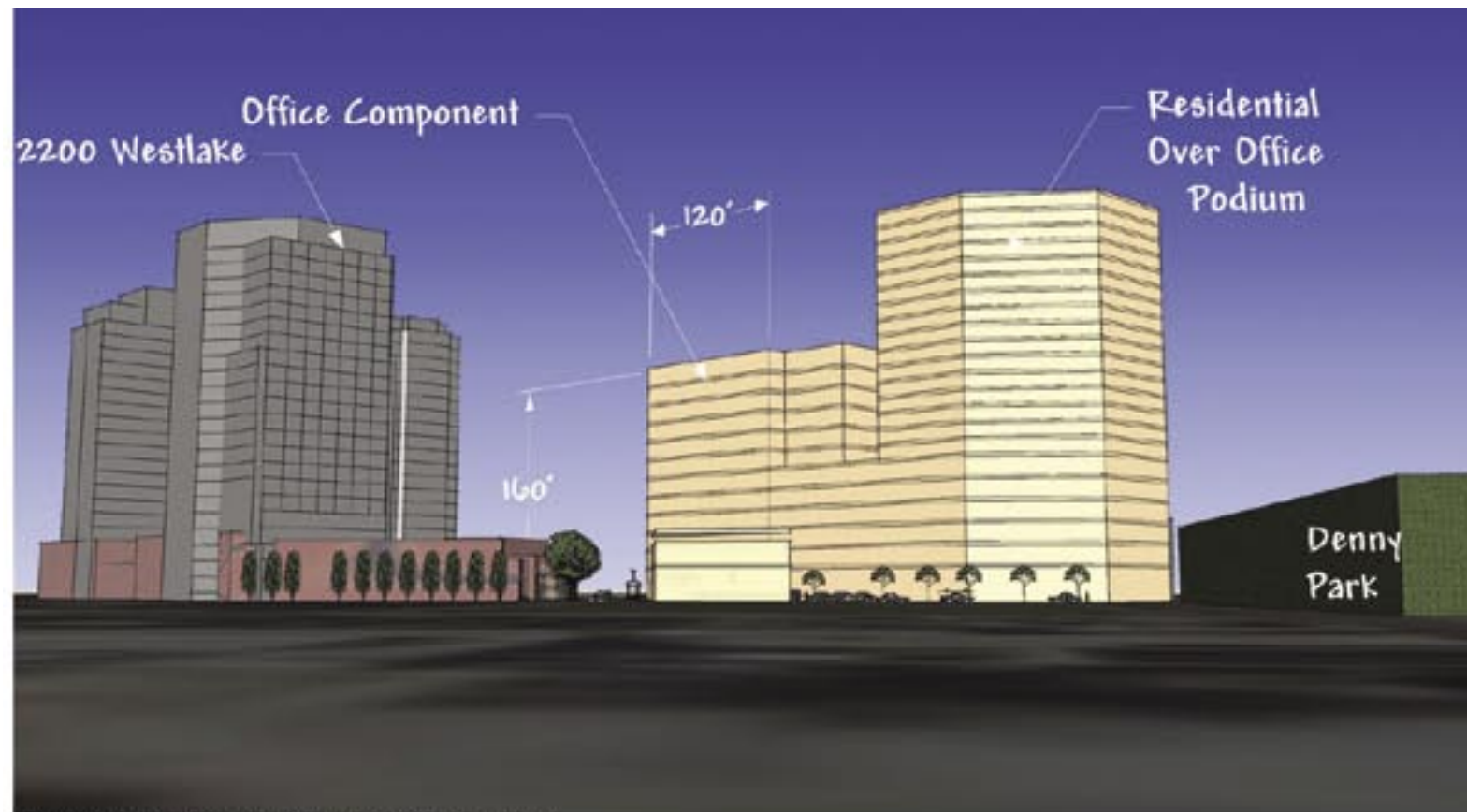
REQUIRED:
Minimum 75% street level
retail use.

PROVIDED:
67% (design departure)

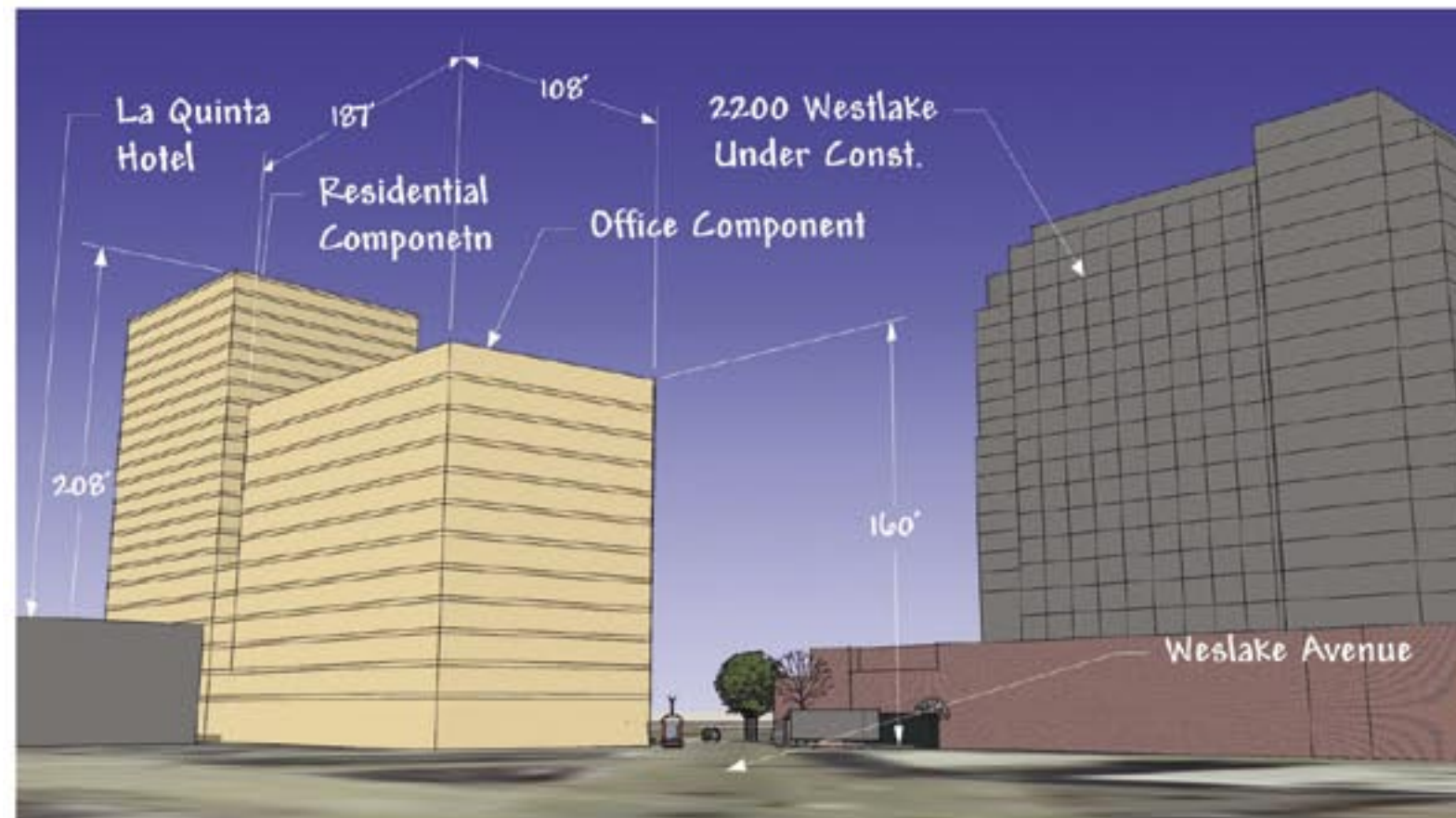


BASIC ZONING ENVELOPE

This Diagram demonstrates the prescribed zoning envelope per DMC - 160 Title 23 of the Seattle Land Use Code. The code allows for full maximization of the development up to 125 ft. Above 125' and until the height limit, the project fully complies with Upper Development Criteria for sites less than 45,000 SF. The retail pavilion shown does not require design review since it is less than 20,000 SF in area but is shown for context.



FROM WESTLAKE AVENUE; LOOKING SOUTH

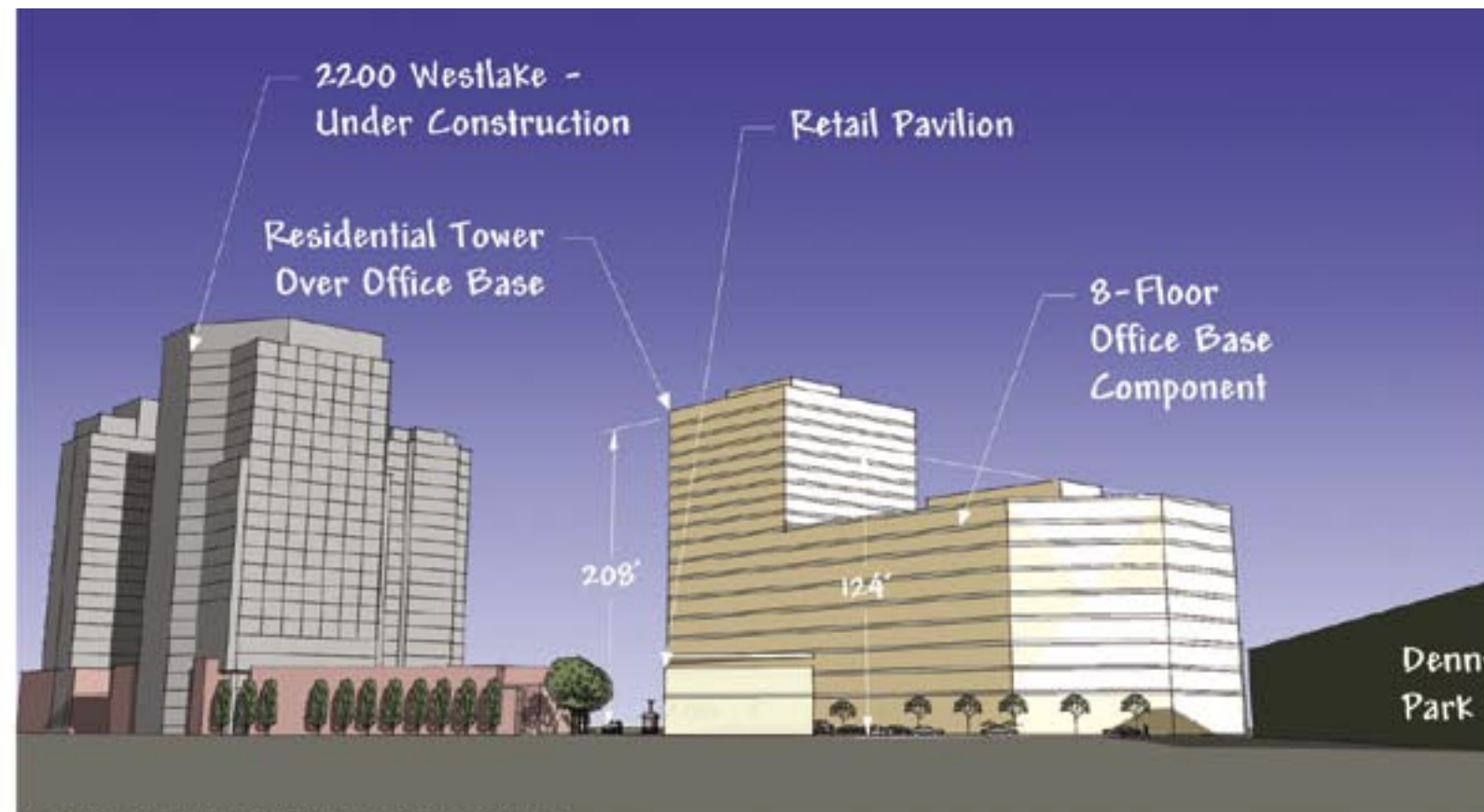


FROM WESTLAKE AVENUE; LOOKING NORTH

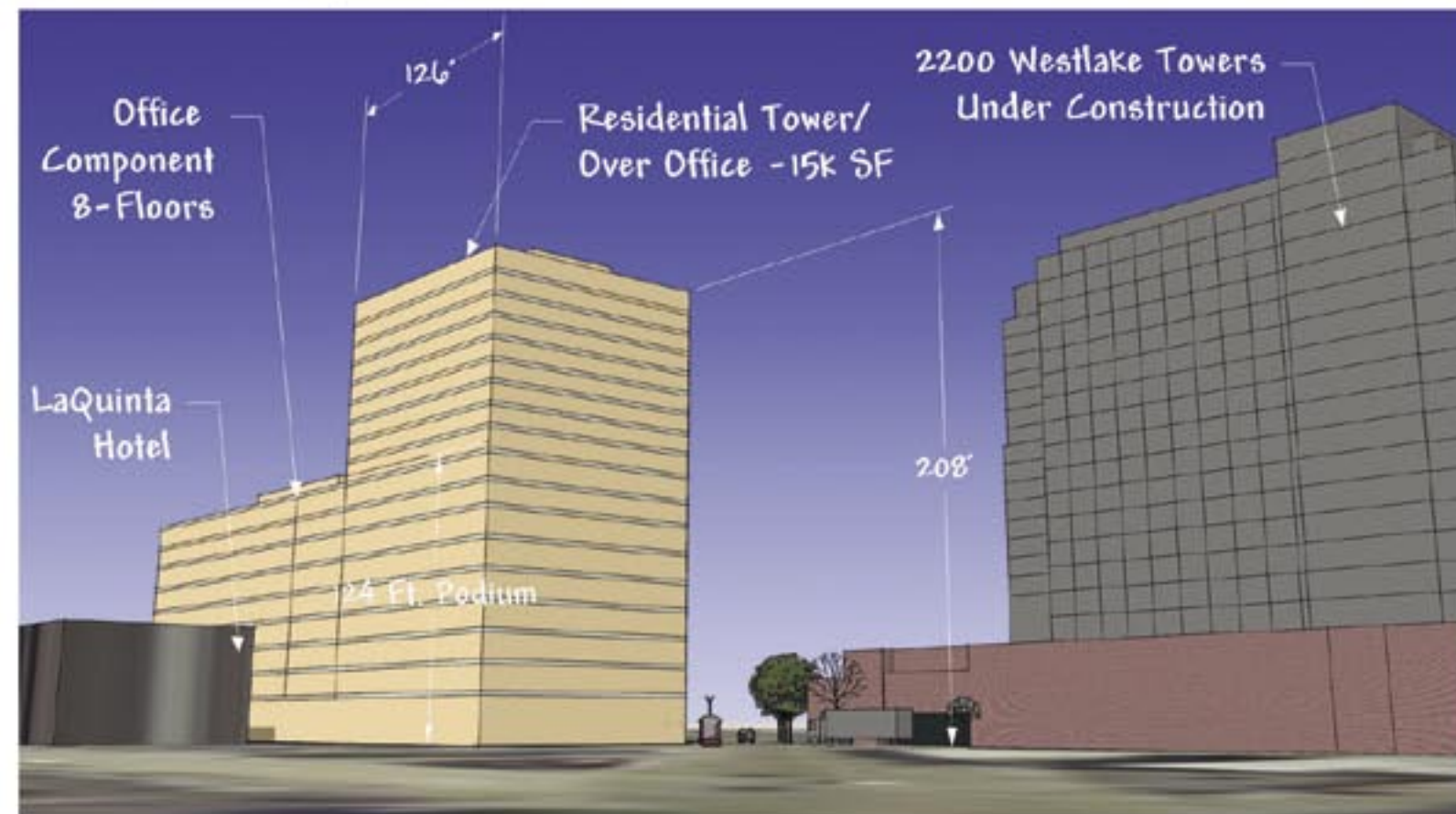
MASSING DESCRIPTIONS MIXED USE DEVELOPMENT OPTION 1

COMPRISED OF:

- Ground floor Retail; garage + loading, + residential and office lobbies;
- Floors 2-6, five floors of large plate office space creating a podium;
- Above the podium, sixteen floors of residential on westerly side and six floors of office on the easterly side. The additional hieght would require TDC purchase.



FROM WESTLAKE AVENUE; LOOKING SOUTH

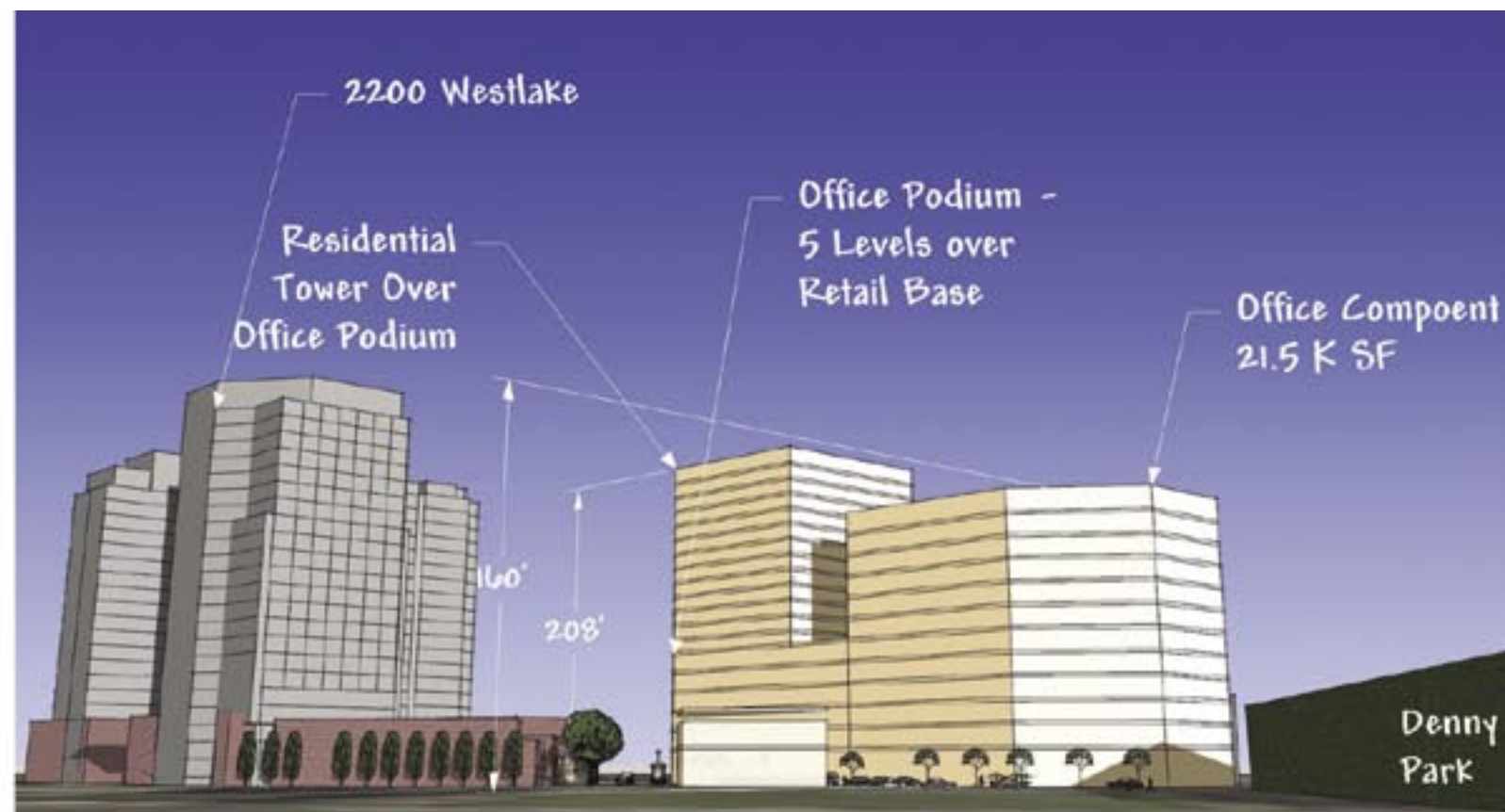


FROM WESTLAKE AVENUE; LOOKING NORTH

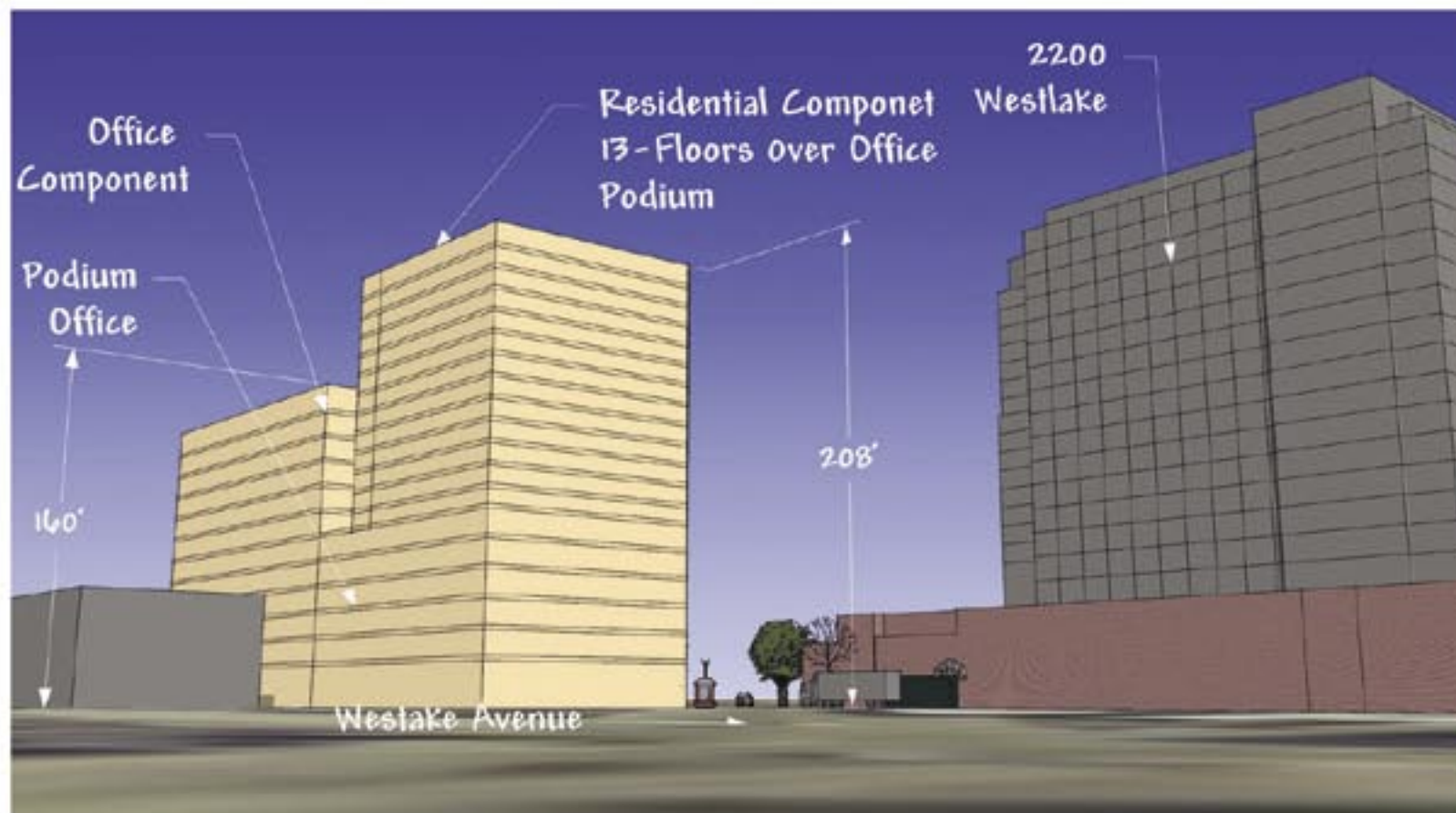
MASSING DESCRIPTIONS MIXED USE DEVELOPMENT OPTION 2

COMPRISED OF:

- Ground floor Retail; garage + loading, + residential and office lobbies;
- Eight floors of large plate office space creating a six-floor, 124' podium.
- Plus nine floors of residential above the podium on the easterly side. The additional height would require TDC purchase.



FROM WESTLAKE AVENUE; LOOKING SOUTH

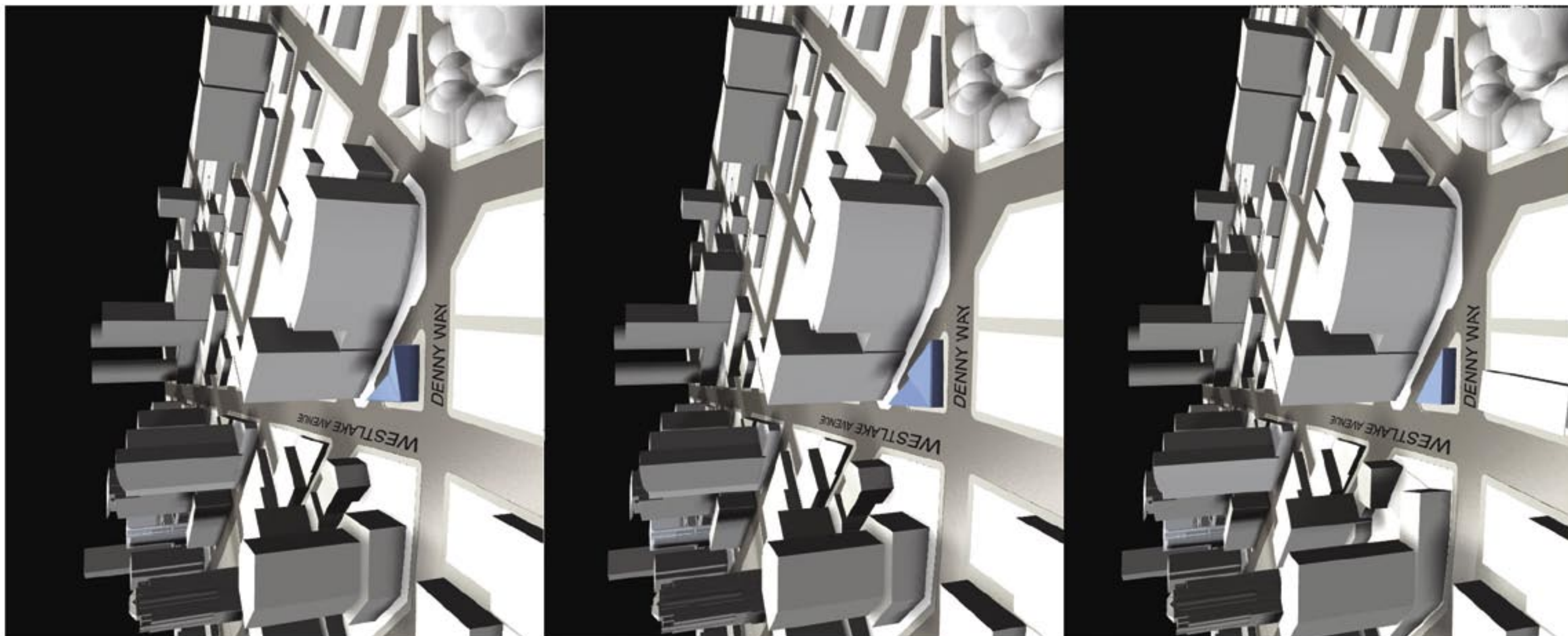


FROM WESTLAKE AVENUE; LOOKING NORTH

MASSING DESCRIPTIONS MIXED USE DEVELOPMENT OPTION 3 (Preferred Options)

COMPRISED OF:

- Ground floor Retail; garage + loading, + residential and office lobbies;
- Similar six floor podium as Option 1
- Plus six floors of commercial floors of office space at the westerly side and thirteen floors of residential on the easterly side of the podium. The additional height would require TDC purchase.



PROJECT SITE AREAS

- 2201 NINTH AVE = 41,311 SF
- 2231 WESTLAKE = 3,623 SF

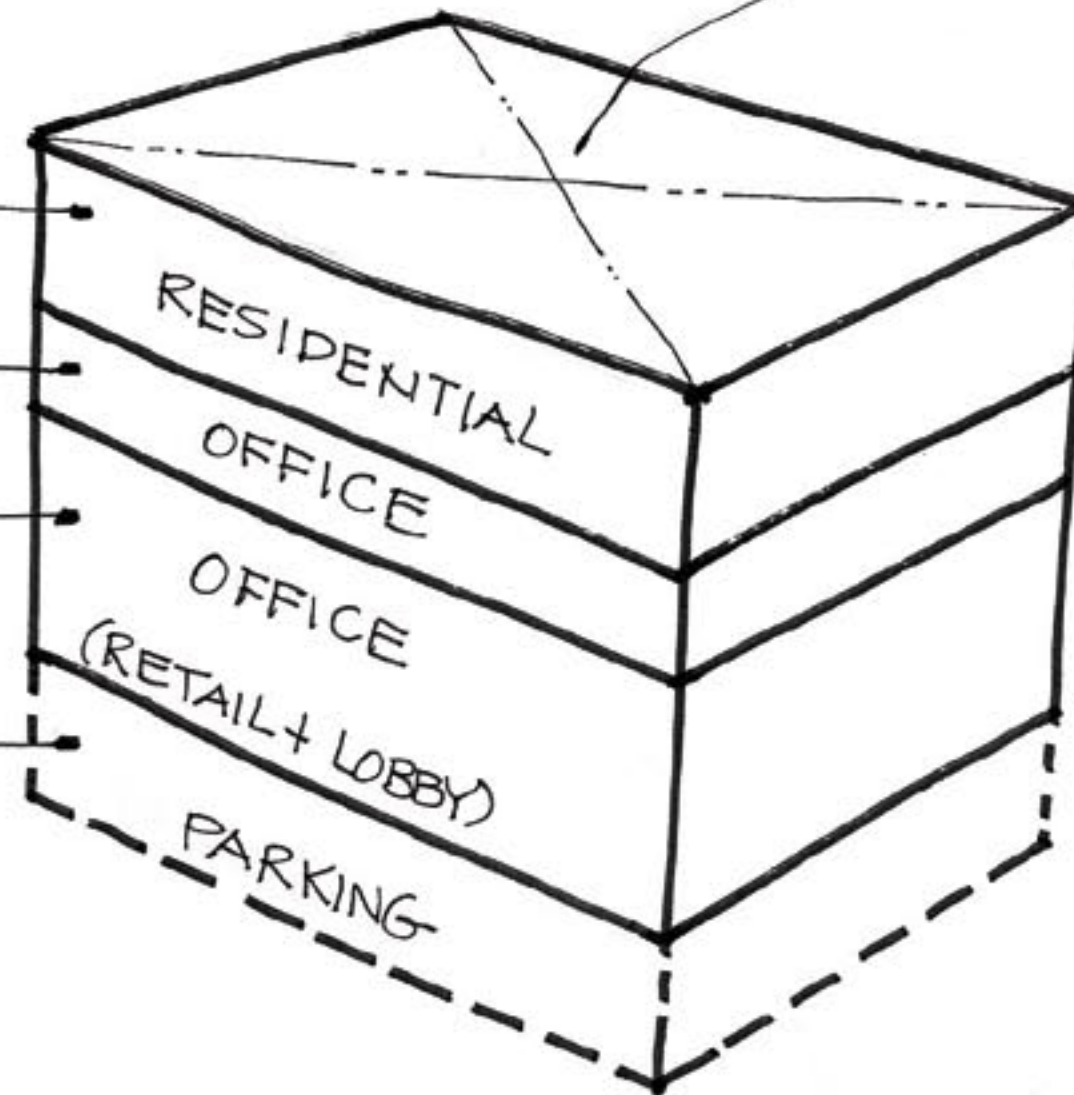
ALLOWABLE AREAS

RESIDENTIAL AREA
EXEMPT PER
23.49.011.B.1.f or
23.49.011.B.3.a

MAX. FAR = 7
CHART 23.49.011A

BASE FAR = 5
CHART 23.49.011A

BELOW GRADE
EXEMPT PER
23.49.011.B.1.j or
23.49.011.B.3.C



ALLOWABLE HEIGHTS

208' MAXIMUM @
DENNY TRIANGLE
(23.49.008.A.6) VIA
TDC'S (23.49.041)

160' BASE HEIGHT
LIMIT

GRADE LEVEL



1700 SEVENTH AVENUE
OFFICE/ RETAIL MIXED USE



CARILLON POINT
OFFICE/ RETAIL/ RECREATIONAL MIXED USE



METROPOLITAN TOWER
RESIDENTIAL/ RETAIL MIXED USE



SBRI BUILDING
BIOMEDICAL RESEARCH/ SCIENCE GALLERY/ RETAIL MIXED USE



ALCYONE
RESIDENTIAL/ RETAIL MIXED USE



428 WESTLAKE
OFFICE/ BIOTECH/ RETAIL MIXED USE



ROSETTA BUILDING
BIOTECH FACILITY